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How to Revoke a Nevada Deed Upon Death

Revocation of Deed Upon Death (NRS 111.697)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA REVOCATION OF DEED UPON DEATH.

About this form. You may revoke a recorded Nevada deed upon death at any time while you are living. Under NRS 111.697, a revocation is valid **only if signed, notarized, and recorded before the owner's death** in the county where the property is located. Writing "revoked" on the old deed does not work.

1. **Find the recorded deed upon death**
   Copy its recording date, document number, and book and page (if any), and the beneficiaries listed.
2. **Fill in the recording box**
   Add the APN and the "When Recorded Mail To" address.
3. **Co-owners: note the survivorship rule**
   For joint tenancy or community property with right of survivorship, a revocation not signed by all owners takes effect only if the last surviving owner signs and records it.
4. **Sign before a Nevada notary**
   Do **not** sign ahead of time. Bring a current photo ID. We come to you.
5. **Record it promptly**
   Record the revocation with the County Recorder where the property is located. It must be recorded before death.
6. **Consider a new plan**
   A new deed upon death automatically revokes earlier ones for the same property.

Good to Know

- Keep a copy of the recorded revocation with your estate planning documents.
- Revoking does not change current ownership — you still own the property.
- Tell former beneficiaries if appropriate, to avoid confusion later.

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SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in Nevada, California, and other states. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

APN: _____

Recording Requested By: _____

When Recorded Mail To:

Name: _____

Address: _____

City/State/ZIP: _____

REVOCATION OF DEED UPON DEATH

(Nevada Revised Statutes Section 111.697)

The undersigned hereby revoke(s) the deed upon death recorded on

_____ _____ _____ _____

(date) document or file number book at page

records of

_____

(county)

County, Nevada, listing

_____

(name(s) of beneficiary or beneficiaries)

as beneficiary or beneficiaries.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

_____ _____

(Date) (Signature)

_____

(printed name)

_____ _____

(Date) (Signature)

_____

(printed name)

State of Nevada }
} ss.
County of _____ }

Subscribed and sworn to on this _____ day of _____, in the year _____, before me, _____ (here insert name of notary public), by _____ (here insert name of principal).

On this _____ day of _____, in the year _____, before me, _____ (here insert name of notary public), personally appeared _____ (here insert name of principal) personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

NOTARY SEAL

_____
(Signature of Notary Public)